



## Unit 21A(iii) Britannia Estate, Leagrave Road, Luton, LU3 1RJ

935 sqft (86.86 m2) Industrial/Storage Unit

### Summary

|                |                        |
|----------------|------------------------|
| Tenure         | To Let                 |
| Available Size | 919 sq ft / 85.38 sq m |
| Rent           | £13,785 per annum      |
| EPC Rating     | Upon enquiry           |

### Key Points

- Established Industrial Location
- On-Site Security
- Proximity to Arterial Routes (M1 J11, A505 & A6)

# Unit 21A(iii) Britannia Estate, Leagrave Road, Luton, LU3 1RJ

## Location

The Britannia Estate is located on Leagrave Road on the fringe of the Bury Park suburb, Luton. The estate is approximately 1.4 miles to the west of Luton town centre and mainline train station. Furthermore, Luton's arterial routes are all within proximity, including the a505 (to Hitchin and Dunstable), A6 (to Bedford) and the M1 (J11) which is approximately 2 miles to the west.

## Description

The Britannia Estate is an established industrial estate comprising 60+ units across a total area of 277,365 sqft. On site facilities include secure gate access, communal loading bay, CCTV recording, communal WC facilities and carparking.

Unit 21a(iii) totals 935 sqft and benefits from the following:

- Motorised roller shutter (1.61m wide x 2.70m high).
- LED lighting.
- Paint sealed floor.

## Terms

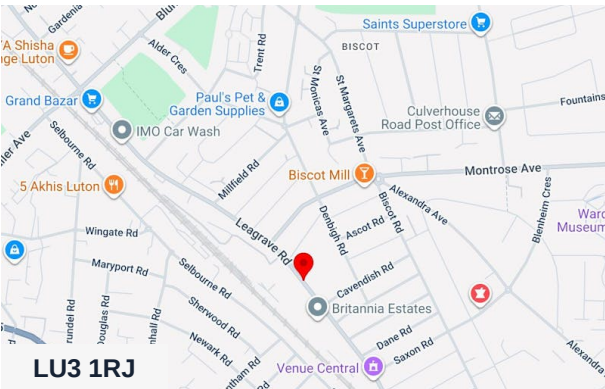
The unit is available upon a new full repairing and insuring lease for a 3 year term at £13,785 per annum exclusive. All units are subject to an estate service charge and building insurance contribution. Please enquire for details. Certain units qualify for a 25% rental discount during year 1 of the lease (STC).

## Rateable Value

The Rateable Value for this property is to be confirmed. It is felt that the property will fall under the threshold where rates become payable.

## VAT

All costs are subject to VAT at the appropriate rate.



## Viewing & Further Information



**Jacob Wood**  
01582 401 221 | 07401 221 022  
j.w@srwood.co.uk